

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 49 Victoria Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,365,000 Property Type House Suburb Brunswick East

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	52 Victoria Gr BRUNSWICK 3056	\$1,300,000	12/08/2023
2	183 Stewart St BRUNSWICK EAST 3057	\$1,287,500	24/09/2023
3	17 Lincoln St BRUNSWICK EAST 3057	\$1,200,000	06/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/10/2023 15:10



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Property Type: House

Land Size: 352 sqm approx

Agent Comments

Comparable Properties



52 Victoria Gr BRUNSWICK 3056 (REI)

Agent Comments

3 1 -

Price: \$1,300,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



183 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 1 1

Price: \$1,287,500

Method: Sold After Auction

Date: 24/09/2023

Property Type: House (Res)



17 Lincoln St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 06/09/2023

Property Type: House